

**RULES
OF
TENNESSEE REAL ESTATE APPRAISER COMMISSION**

**CHAPTER 1255-3
EVALUATION OF APPRAISER EXPERIENCE**

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1255-3-.01 REPEALED.

Authority: T.C.A. §§62-39-203, 62-39-204, 62-39-303, 62-39-312, 62-39-313, and 62-39-333 as amended by 1991 Public Acts, Chapter 366. Administrative History: Original rule filed August 1, 1991; effective September 15, 1991. Amendment filed December 16, 1997; effective March 1, 1998. Amendment filed January 19, 2001; effective April 5, 2001. Repeal filed December 13, 2004; effective February 26, 2005.

1255-3-.02 HOURLY CREDIT GUIDELINES.

(1) The Commission shall grant credit for experience as follows:		Hours
(a) Residential:		
1.	single-family (one (1) unit dwelling)	8
2.	multi-family (two (2) – four (4) units)	15
3.	residential vacant land (less than ten (10) acres)	5
4.	residential vacant land from ten (10) acres to two hundred fifty (250) acres	15
5.	residential vacant land over two hundred fifty (250) acres	30
6.	residential subdivision sites (per site) (not to exceed fifty (50) hours)	5
(b) Land:		
	Undeveloped non-residential tracts, residential multi-family sites, commercial sites, industrial sites, land in transition, etc.	20
(c) Rural/Agricultural:		
1.	Ten (10) to two hundred fifty (250) acres	20
2.	Two hundred fifty (250) to one thousand (1,000) acres with improvements.	30
3.	Over one thousand (1,000) acres with improvements.	40

(Rule 1255-3-.02, continued)

4. An additional twenty (20) hours credit will be awarded for specialty property. "Specialty" means agricultural income-producing operations such as orchards, dairies, minerals, granary, livestock, hog barns, etc.
- (d) Residential Multi-Family (five (5) to twelve (12) Units): Apartments, condominiums, townhouses, and manufactured homes. 35
- (e) Residential Multi-Family (thirteen or more (13+) Units): Apartments, condominiums, townhouses, and mobile home parks (add ten (10) hours for proposed project projections). 50
- (f) Commercial Single-Tenant: Office building, retail store, restaurant, service station, bank, day care center, etc. 35
- (g) Commercial Multi-Tenant: Office building, shopping center, hotel, etc. (add ten (10) hours for proposed project projections). 60
- (h) Industrial: Warehouse, manufacturing plant, etc. 50
- (i) Institutional: Nursing home, hospital, school, church, government building, etc. 50
- (2) The Commission shall grant an applicant experience credit for limited appraisals; the credit granted shall be one-half (½) of the credit hours that are normally allotted for the property type. No more than twenty-five percent (25%) of the total experience awarded can be derived from limited appraisals. The term "limited appraisals" as used in these rules is defined by the Uniform Standards of Professional Appraisal Practice as "the act or process of developing an opinion of value or an opinion of value developed under and resulting from invoking the Departure Rule". The term "Departure Rule" as used in these rules is defined by the Uniform Standards of Professional Appraisal Practice.
- (3) The Commission may grant credit for hours of appraisal experience for textbook authorship or published appraisal journal articles. The Commission shall use its discretion to determine the number of hours for which credit will be granted. The Commission shall not grant credit for hours of appraisal experience for textbook authorship or published appraisal journal articles, in excess of five hundred (500) hours. The cumulative hours for authorship shall not exceed fifty percent (50%) of the cumulative general hours.
- (4) The Commission may award credit for hours of appraisal experience for the appraisal of other types of real property not listed. The Commission shall, on an individual basis, determine the amount of credit to be awarded for such appraisals based on information provided.
- (5) The Commission may award credit on an individual basis for real estate counseling, highest and best use analysis and feasibility analysis, based upon a written request by the applicant.
- (6) In appropriate circumstances, the Commission may grant partial or whole credit for demonstration reports.

Authority: T.C.A. §§62-39-203, 62-39-204, 62-39-313, 62-39-329, and 62-39-333, as amended by 1991 Public Acts, Chapter 366. **Administrative History:** Original rule filed August 1, 1991; effective September 15, 1991. Repeal and new rule filed December 13, 2004; effective February 26, 2005.

1255-3-.03 CRITERIA FOR STANDARD AND REVIEW APPRAISAL EXPERIENCE.

- (1) Acceptable Experience.
 - (a) The Commission may award varying amounts of credit depending upon whether a Standard Appraisal, Condemnation, Review Appraisal or Mass Appraisal was performed.
 1. Standard Appraisal: If the applicant performed at least fifty percent (50%) of the work associated with an appraisal (including preparation of the appraisal report), then the Commission shall grant full credit for that appraisal, even if this work was reviewed by a supervising appraiser who signed the appraisal report.
 - (i) Experience credit for limited reports will be given one-half (½) of the credit normally allotted for the property type. No more than twenty-five percent (25%) of the total experience awarded can be derived from limited reports.
 - (ii) Except as provided below for “review appraisals”, credit will not be granted for appraisals where an applicant performed less than fifty percent (50%) of the work.
 2. Condemnation Appraisals:
 - (i) If a partial acquisition appraisal is performed and an valuation of both the before and after values are given then an additional twenty-five percent (25%) credit will be awarded. This credit shall be rounded to the nearest hour.
 3. Review Appraisals:
 - (i) If the applicant performed a “technical review” an appraisal performed by another person and the applicant prepared a separate written review appraisal report, in conformance with Standard 3 of the Uniform Standards of Appraisal Practice, the applicant will receive fifty percent (50%) of the hours normally allotted for that appraisal.
 - (ii) A “technical review” includes inspecting the property appraised, verifying the data, and checking calculations. No more than seventy-five percent (75%) of the total experience awarded can be derived from technical review.
 4. Mass Appraisals.
 - (i) The Commission shall grant experience credit to appraisers who perform mass appraisals and who demonstrate that they:
 - (I) use techniques to value properties similar to those used by appraisers practicing under Uniform Standards of Professional Appraisal Practice Standard One; and
 - (II) effectively use the appraisal process as referenced in the Guidelines of Standard Six of the Uniform Standards of Professional Appraisal Practice.
 - (ii) Properties which conform to the preceding definitions should be credited for fifty percent (50%) of the hours normally allotted for the appraisal.
 5. Requests for Reconsideration:

(Rule 1255-3-.03, continued)

If an applicant wishes to appeal the evaluation of his experience he may file a written request for individual review by the Commission. Nothing in this rule shall create the right to a formal contested proceeding (as defined by the Tennessee Administrative Procedures Act).

6. An applicant should also refer to Chapter 1255-1 GENERAL PROVISIONS for further delineation of experience requirements.

Authority: T.C.A. §§62-39-203, 62-39-204, 62-39-303, 62-39-312, 62-39-313, 62-39-329, and 62-39-333, as amended by 1991 Public Acts, Chapter 366. **Administrative History:** Original rule filed August 1, 1991; effective September 15, 1991. Amendment filed October 26, 1993; effective January 11, 1994. Amendment filed January 19, 2001; effective April 5, 2001. Amendments filed December 13, 2004; effective February 26, 2005.